

**WORK DESCRIPTION  
HOUSING REHABILITATION PROGRAM  
HOUSING DEVELOPMENT DIVISION  
CITY OF COLORADO SPRINGS**

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**NAME:** Jeffrey and Karen Fiedel

**ADDRESS:** 1623 Shasta Dr

**PHONE:** 719-632-5798  
719-243-0640

**DATE:**

**CONTRACTOR:**

**ADDRESS:**

**PHONE:**

**HOME MOD NO.:**

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

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**Owner**

**Date**

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**Owner**

**Date**

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The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

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**Contractor**

**Date**

**1 Building Permits:**

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

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**2 Lead Based Paint:**

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the jobsite, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

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**3 Asbestos:**

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

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**Group Exterior**

**4 Concrete: Front Elevation**

Remove and Replace approximately 1000 sqft of concrete for front porch, driveway, and sidewalk. All exterior flatwork to be 3000 psi minimum over 4" compacted fill.

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**5 Sitework: Grading and small tree/shrub removal**

Provide material around perimeter and regrade east, west, and south elevations to provide adequate slope for drainage away from foundation. Remove small tree/shrub growing into foundation at southwest corner in backyard and large branches in close proximity to shed.

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**6 Painting: Exterior and Shed**

Prep and paint exterior (2 coats) in two color scheme, soffit and fascia and body. Owner to select from standard colors. Use SW A100 or equal. Remove all nails, staples, cables not in use, caulk all joints.

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**7 Metal Fencing: East Side Yard**

Replace small section of metal fencing at east side yard.

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**8 Gutter Repair:**

Extend downspouts and install splash blocks do divert storm water away from foundation.

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**9 Carpentry: Siding & Trim Repairs**

Remove and replace siding on second story wall (roof to wall area) seen from backyard.

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**10 Windows:**

Remove and replace all windows with new vinyl thermal break retrofit/inserts units. Installation to include complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required.

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**11 Electrical: Foundation Drain Receptacle**

Add exterior outlet for foundation drain pump on east side of home.

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**12 Painting: Exterior - Rear Deck**

Prep deck surface and paint with deck restoration paint or similar durable product. Owner to select from standard colors.

[http://www.homedepot.com/b/Paint-Deck-Patio-Restoration/Restore/N-5yc1vZc7gvZ7xz?cm\\_sp=PLP--bnr--d24--DPR--restore10x\\_img](http://www.homedepot.com/b/Paint-Deck-Patio-Restoration/Restore/N-5yc1vZc7gvZ7xz?cm_sp=PLP--bnr--d24--DPR--restore10x_img)

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**13 Carpentry: Rear Deck - General Repair**

Reinforce split stringer under stairs, add nails to joist hangars, add larger lag bolts to ledger board, and add screws or nails in applicable areas to reinforce deck and railing components. Replace deteriorated or failing deck boards where needed adjacent to slider door as well as railing cap.

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**14 Door: From Lower Level to Garage**

Replace rear entry door with 6 panel insulated fiberglass door in paint-grade jamb with integral weatherstripping and adjustable threshold. Hardware to be Schlage or eq polished brass round keyed knobset with single cylinder deadbolt & thumbturn on interior.

Installation to include repair of adjacent wall finishes and replacement of related trim with like material.

It is the contractor's responsibility to verify the size, handing, and operation of the door, prior to ordering.

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**Group Interior**

**15 Electrical: Garage Sub-Panel**

Remove garage sub-panel and conduit.

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**16 Flooring: Wood Refinishing**

Refinish oak hardwood in upper level, include moving of large/heavy furniture items to empty garage. (Appx 750 sqft)

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**17 Carpentry: Stairs and Handrail**

Rebuild stairs going to upper and lower level and prep them for carpet. Reinforce loose handrails.

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**18 Electrical: Smoke & CO Detectors**

Install smoke and CO detectors in all locations required by PPRBD.

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<b>Group</b> Kitchen	
<b>19 Carpentry: Cabinetry Repair</b> Replace damaged base cabinet doors under sink with similar make/style.	
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<b>Group</b> Basement	
<b>20 Flooring: Carpet - Downstairs</b> Provide and install builder-grade cut pile carpet over foam pad with tack strip at all bedrooms, closets, hallways, stairwells, and common areas downstairs.	
	\$ _____
<b>21 Painting: Downstairs Bedroom</b> Prep and paint basement bedroom (below front room) walls and ceiling. Owner to select from standard off-white colors.	
	\$ _____
<b>Group</b> Basement Bathroom	
<b>22 Sheet Vinyl Flooring: Bathroom</b> For Basement Bathroom. Minimum specifications: Builder grade with felt backing, Minimum thickness: .070 in, 7 year limited warranty, HUD/FHA approved. Owner to select from standard colors.	
	\$ _____
<b>23 Painting: Bathroom</b> Prep and paint bathroom with anti-mold anti-mildew paint. Owner to select from standard off-white colors.  Prep and stain all new interior woodwork and doors to match existing.	
	\$ _____
<b>24 Plumbing: Dual-flush WC</b> Replace WC at Upstairs Bath with Amer Std or eq 1.6 gpf in white with standard bowl and seat.	
	\$ _____
<b>25 Fiberglass Shower Surround:</b> Provide and install one piece shower surround and shower door for basement bathroom.	
	\$ _____

**26 Plumbing: Shower Mixer with Handheld**

Replace tub/shower valves with single-handle mixer in chrome and handheld sprayer. Fixture must meet the following criteria: EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

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**27 Carpentry: Cabinetry**

Provide base cabinet with integrated countertop/splash for bathroom.

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**28 Plumbing: Replace Bath Fixtures**

Install Lav Faucet - Chrome, 4" single handle with pop-up. All fixtures must meet ANSI 117.1 and EPA Water-Sense standards. Installation to include chrome escutcheon plates at all wall or cabinet penetrations, p-trap, new angle stops and new supply lines.

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**29 Electrical: Light Fixtures**

Replace vanity light fixture.

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**30 Mechanical: Low Sone Bath Fans**

Provide and install (1) Broan or eq low-sone bath fan and vent to exterior with sidewall termination kit.

Single pole switches to be located adjacent to existing switches for bath lighting.

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**31 Electrical: Bath GFCI**

Replace Bath receptacle with GFCI protected device.

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<b>Total Bid</b> \$ _____
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